

7 Irvine Crescent, Araluen




Ready To Go

Welcome to 7 Irvine Crescent, a well-presented and move-in-ready three-bedroom home offering fantastic versatility for families, hobbyists, or anyone needing extra space to work or create. Set in a quiet, established Gillen Street, this property delivers comfort, functionality and thoughtful additions throughout.

Step inside and enjoy two spacious open plan living areas, ideal for both relaxation and entertaining. The home is fitted with solar hot water and split-system air conditioning throughout, ensuring year-round comfort. The kitchen features a gas cooktop, electric oven, and additional island bench top offering a practical layout, perfect for everyday living.

All three bedrooms are well sized, serviced by a central bathroom with a separate toilet for added convenience.

Outside, the upgrades continue with a smart rendered exterior, a tidy lawn at both the front and back, and a welcoming outdoor patio—ideal for weekend BBQs. The powered workshop is a standout for those who love to tinker, while the two-room demountable studio at the rear offers incredible flexibility as a home office, teenagers' retreat, art space, or storage. A flourishing mulberry tree adds charm to the backyard.

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FOR SALE
\$445,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



There is a full concrete driveway, secure side fencing with access gate and carport behind. The 804 m2 block provides plenty of space for kids and pets to play.

- Council Rates \$2,380.20 per annum
- Estimated rental \$600.00 per week
- 3 bedrooms, 1 bathroom + separate toilet
- Two living areas
- Split-system air con, solar hot water
- Gas cooktop & electric oven
- Side patio for outdoor entertaining
- Powered workshop
- Two-room demountable studio in rear yard
- Tidy front and back lawns + mulberry tree
- Rendered exterior, single carport

MORE DETAILS

Property ID	2D3PFD5
Property Type	House
Land Area	804 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

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